



PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 3rd day of June 2026, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

AXR Napa Valley Winery – Use Permit Major Modification (P22-00417-MOD), Variance (P26-00045-VAR), and Administrative Viewshed (P26-00044-VIEW)

Location: 3199 N. St. Helena Highway, St. Helena, CA 94574. The project is located on a 7.85-acre parcel on the west side of St. Helena Highway / Highway 29, approximately 1.3 miles north of the City of Saint Helena (APN 022-080-025)

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed and Open Space (AWOS) General Plan Designation.

CEQA STATUS: Consideration and possible adoption of a Subsequent Mitigated Negative Declaration. According to the proposed Subsequent Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Aesthetics, Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: 1) approval of a Major Modification to Winery Use Permit No. P08-00099 and P04-0541 to allow construction of a new type I wine cave 17,190+/- square feet in size, conversion of the existing 1,492 square foot barrel storage building to a tasting room and the adjacent 1,204 square foot outdoor crush/tank pad to tasting and hospitality uses, conversion of the main floor of the historic Hirsch residence (4,147 square feet in size-including attached residence) to winery tasting room and employee office use, an increase in employees and visitation, an expanded marketing program, water and wastewater system improvements, a left turn lane on St. Helena Highway / Highway 29 (SR 29) and associated driveway modifications; 2) a Variance to the 600-foot winery setback from SR 29 to allow aboveground structures associated with the wastewater treatment system; and, 3) an Administrative Viewshed Permit for cave portals and water and wastewater system improvements on slopes ranging from 15 to 18 percent.

Application materials are available on the Department's Current Projects Explorer at:
<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drop-ins may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and the environmental effects of this project and the adequacy of the proposed Subsequent Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Hannah Spencer, Project Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4018 or hannah.spencer@countyofnapa.org. Comments must be received by Noon on June 2nd, 2026.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the time lines and submittal requirements set forth in Chapter 2.88 of the County Code.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: April 30, 2026

Brian D. Bordona
Director of Planning, Building, & Environmental Services